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SUBJECT: Downtown Office Space

REQUIREMENT FOR PROJECT:

In September 1963, the Director of Central Intelligence determined that Agency facilities at [REDACTED] separate locations in the Metropolitan Area should be consolidated into one downtown building. A total of [REDACTED] square feet of general office space is required.

25X9A2

25X9A2

ACTIONS ACCOMPLISHED:

Liaison with the General Services Administration resulted in their identifying proposed buildings in two locations which meet the general criteria of the Agency:

25X1A



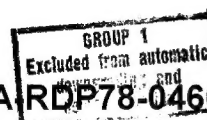
Lower initial occupancy costs and better highway access distinguish the [REDACTED] building as the more desirable.

25X1A

ACTION REQUIRED:

The General Services Administration has requested that the Agency consider funding for the downtown space for the life of the five-year lease. Further GSA action is held in abeyance pending the Agency's reply to the proposal.

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SUBJECT: Unsatisfactory Air Conditioning, Headquarters Building

REQUIREMENT FOR PROJECT:

Air heating, cooling and circulating systems in the Headquarters building have never operated satisfactorily with the result that, in both summer and winter, varying and unpredictable areas of the building are either too hot or too cold. Controls accessible to employees are of limited use and sometimes, when regulated, result in discomfort to other employees.

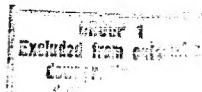
ACTION ACCOMPLISHED:

Representatives of the Real Estate & Construction Division, working with GSA engineers, identified four (4) general problem areas. Definitive studies of corrective actions required were completed on two (2) of these general areas. At last report, the data developed from the definitive studies was still in an uncollated state in the GSA, and work was halted towards readying it for use in requesting bids for engineering and construction required for correction.

FURTHER ACTION REQUIRED:

Definitive studies should be made of the other two general problem areas. The GSA should pursue the preparation of data on which to base an engineering and construction contract. Engineering and construction contracts should be awarded by the GSA for the required corrective actions on all four (4) general problem areas.

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SUBJECT: Requirement for Uninterrupted Power

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REQUIREMENT FOR PROJECT

Operation of the "Watch Office", the gray-line telephone system, the Signal Center, GSA's Operations Room and other of the building's areas and facilities requires complete assurance of an uninterruptable power supply. It is now known that continuous power from commercial sources cannot be guaranteed. It is further known that instantaneous stand-by generating equipment is uncertain in guarantee and inadequate in capability to meet all requirements for instantaneous, no-break service.

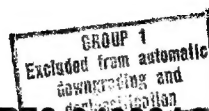
ACTIONS ACCOMPLISHED

As results of two (2) emergency power tests conducted by the L&D it was determined that shut-off of commercial power can result in a break in gray-line telephone communication and in an "out-of-service" condition that can last up to an hour. Stand-by, instantaneous generating equipment is susceptible to breakdown which could be gravely serious if such occurred while commercial power was not being delivered. GSA, VEPCO and General Electric representatives determined that switching and bussing equipment, as installed, does not guarantee service by one or another of the two, separate deliveries to the Agency's sub-station when one delivery system goes out.

FURTHER ACTIONS REQUIRED

GSA, VEPCO and GE should reach agreement as to how Agency sub-station and power-house equipment should be re-switched and re-bussed to assure an uninterrupted commercial source of power when one or the other of the 2 delivery systems fails. Final corrective action should be taken at the direction of the GSA. The Office of Communications should conduct an overall survey of the Agency to determine the Agency's whole and total requirement for instantaneous, stand-by power delivery in event of failure of commercial power delivery. The result of such a survey would be a determination of the total power demand required in an emergency and the identification and installation of equipment capable of meeting the requirement. The Agency would fund for the equipment and the GSA would supervise its installation.

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